

**MINUTES
COLUMBUS PLAN COMMISSION MEETING
MAY 2, 2007 AT 4:00 P.M.
MEETING HALL, CITY HALL
123 WASHINGTON STREET
COLUMBUS, INDIANA**

Members Present: Dave Fisher (President), Dave Bonnell, John Hatter, Jack Heaton, Steve Ruble, Tom King, Bryan Haza and Pat Zeigler

Members Absent: Brian Russell, Jesse Brand, Joan Tupin-Crites and Tom Finke (County Liaison).

Staff Present: Jeff Bergman, Sondra Bohn, Laura Thayer, Marcus Hurley, Thom Weintraut, Heather Pope, and Alan Whitted (Deputy City Attorney).

CONSENT AGENDA

Minutes of the April 4, 2007 meeting.

Motion: Mr. Hatter made a motion to approve the minutes. Mr. Haza seconded the motion and it carried unanimously by voice vote.

OLD BUSINESS REQUIRING COMMISSION ACTION

None

NEW BUSINESS REQUIRING COMMISSION ACTION

ANX-07-03: JOLI DEVELOPMENT LLC – a request by Joli Development LLC to annex to the City of Columbus 20.50 acres located approximately 1000 feet north of County Road 200 South and 740 feet east of I-65 in Columbus Township.

PP-07-04: WILDFLOWER ESTATES II MAJOR SUBDIVISION – a request by Joli Development to subdivide 22.50 acres into 49 lots. The property is zoned R-2 (Single Family Residential) and is located approximately 1300 feet north of County Road 200 South and 740 feet east of I-65 in Columbus Township.

Ms. Thayer presented the staff information on this request.

Mr. Ted Darnall with Crowder & Darnall and Mr. & Ms. Joe Conner with Joli Development represented the petitioners.

Mr. Darnall stated there is one key issue to be resolved. He stated that looking at the property in the bigger picture they would provide a stub street at Trillum Court providing future access to the property to the west. Mr. Darnall asked how far to the west the street needs to be constructed. He asked if they could just provide right of way and construct the cul-de-sac as they had planned.

Mr. Darnall stated that the emergency access point is at the location where the street is planned. He stated the road has been built to City street standards, minus the asphalt topping. He stated the majority of the road has been concrete stabilized as part of the construction process. He stated the process mixes concrete with the stone. Mr. Darnall stated that the road will be maintained at all times and has served as an emergency access to someone already.

Mr. Bergman stated it was his opinion that the stub street should be built to the property line. Mr. Ruble stated he agreed with that.

Mr. Darnall stated they would prefer to leave the cul-de-sac where it was because of the multi lots located there. He stated if they could build a stub street it becomes a dead end street, there would be problems with parking, etc. Mr. Darnall stated they would prefer not to have a stub street there.

Mr. Bergman stated that just stubbing the street out would cause turn around issues, and just leaving the cul-de-sac would create problems for future connections. He also questioned when the cul-de-sac is extended and who pays for the construction. Mr. Bergman stated it probably would come as a surprise to the homeowners who have purchased the lots around the cul-de-sac when suddenly it is constructed. Mr. Ruble stated it was important that the homeowners know that there will be a stub street located at this site.

Mr. Ruble stated that either way there are some issues and stub streets have been made to work in the past with a turn around.

Mr. Fisher stated it was his opinion that the emergency access that is being used now is adequate. Mr. Bergman stated that this access is protected by an easement that is recorded on the plat for Wildflowers Estates I.

Mr. Fisher opened the meeting to public.

Mr. Jerry Wischmeier stated that he owned the property to the west. He stated at this time he had no plans to develop the 37 acres. He stated he would prefer the cul-de-sac.

Mr. Fisher closed the meeting to the public.

Mr. Conner stated that they could make a short stub street there and not go all the way to the property line. He stated this way the public would be aware of the street, which would not be big enough to allow for parking or trash to accumulate at the site.

Mr. Ruble asked if they plan to install the cul-de-sac and then stub off the bulb. Mr. Ruble stated that he was concerned about the future when it becomes a street and what happens to the bulb portion of the street. Mr. Darnall stated that they could work with City Engineering and Planning to solve this issue. Mr. Ruble stated he would be willing to work with the petitioner to build a stub street with some type of turn around and work out the details with the developers.

Mr. Bergman stated staff would recommend sending a favorable recommendation for annexation to the City Council

Motion: Ms. Zeigler made a motion to send a favorable recommendation to the City Council

for approval of ANX-07-03. Mr. Heaton seconded the motion and it carried with a vote of 7-0.

Mr. Bergman stated staff would recommend approval of the subdivision with the following conditions: (1) Provide a stub street to the property to the west at Trillum Court. The design of this stub street is to be approved by the Planning Department and the City Engineer. (2) Show the existing City boundary as the boundary between Block A and AG Tract B. (3) The approval is contingent on the annexation of AG Tract B.

Motion: Mr. Heaton made a motion to approve PP-07-04 with the following conditions:

(1) Provide a stub street to the property to the west at Trillum Court. The design of this stub street is to be approved by the Planning Department and the City Engineer. (2) Show the existing City boundary as the boundary between Block A and AG Tract B. (3) The approval is contingent on the annexation of AG Tract B. Mr. Haza seconded the motion and it carried with a vote of 7-0.

PP-07-06: REPLAT OF COLUMBUS MUNICIPAL AIRPORT INDUSTRIAL PARK MAJOR SUBDIVISION –a request by the City of Columbus Board of Aviation Commissioners to replat the previously approved Columbus Municipal Airport Industrial Park Major Subdivision, resulting in the subdivision of Lot 204 (2.55 acres) into 2 lots. The property is located at the southeast corner of Ray Boll Boulevard and Chapa Drive in the City of Columbus.

Mr. Weintraut presented the staff information on this request.

Mr. Ted Darnall with Crowder & Darnall and Rod Blasdel, Director of the Columbus Municipal Airport represented the petitioners.

Mr. Darnall stated they were asking for a modification from installing the sidewalks at this site. He stated there are no other sidewalks in the immediate vicinity and the users of these lots would not have a lot of foot traffic. He stated the subdivision was originally designed and developed with no sidewalks proposed.

Mr. Darnall stated the street does not meet the minimum road design standards. He stated that when it is compared to the size of the other roads at the Airport facility this is one of the larger roads in that area.

Mr. Blasdel stated that it did not seem feasible to install sidewalks at this time because of the amount of space that it would take and safety issues. Mr. Blasdel stated they have had inquiries to lease properties for no more than one to two acres in size. He stated they do have a tenant that is interested in this parcel and is putting together a site plan. Mr. Blasdel stated the tenant has looked at other states and have decided to locate in Columbus. He stated they would be moving three families here and it was a small light industrial business.

Mr. Fisher opened the meeting to the public.

There was no one to speak for or against this request.

Mr. Fisher closed the meeting to the public.

Mr. Blasdel stated that it was important for the Aviation Board to approve the site plan and the building design at the May 19, 2007 Board meeting.

Mr. Blasdel stated the Airport was planning to bring before the Plan Commission in the future a

PUD for the Airport. He stated they had done a lot of work as a Board and a staff member from Planning had worked with the consultants to bring a detailed complete plan before the Commission.

Mr. Bergman stated that staff would recommend approval, including modification for relief from the sidewalk requirements.

Mr. Hatter made a motion to approve this request and grant a modification from installing sidewalks. Ms. Zeigler seconded the motion and it carried with a vote of 7-0.

MP-07-03: CLASON MINOR SUBDIVISION – a request by David Clason to subdivide .83 acres into 2 lots. The property is located at 2105 and 2115 Irwin Avenue in the City of Columbus.

Mr. Weintraut presented the staff information on this request.

Mr. Rik Sanders with E.R. Gray & Associates represented the petitioners.

Mr. Sanders stated they object to dedicating the total 25 feet of right of way for a couple of reasons. He stated (1) the proximity to the house and (2) the likelihood that this road ever being developed into anything that would carry more traffic than it does now.

Mr. Sanders passed out a new sketch that shows the right of way if it were proposed at 25 feet from the centerline. He stated that they had proposed a compromise that would allow some dedication of right of way. He stated the dedication would come south of the existing sidewalk and take in the sidewalk so that it would all be in the right of way. There would be at least a foot of right of way south of the sidewalk. He stated when you look at the overhang of the house there is 9 ½ feet of the structure in the right of way. If the dedication were only 15 feet of right of way, the homeowner would be more comfortable with the house not being so close.

Mr. Ruble stated that given the nature of Irwin Avenue and the neighborhood, the proposal that Mr. Sanders has presented is acceptable to the Engineering Department. He stated there is no improvement projects scheduled for the area now or in the future.

Mr. Sanders stated that Mr. Clason has lived in this area for his entire life and he has purchased the house on Lot 3 and the house to the west of that one. Both houses are being improved and he would like to construct a new house on the middle lot.

Mr. Fisher opened the meeting to the public.

There was no one present to speak for or against this request.

Mr. Fisher closed the meeting to the public.

Mr. Bergman stated that what the applicant has proposed seems practical and staff would recommend approval subject to the dedication of right of way that Mr. Sanders has shown on his proposal that was presented at this meeting.

Motion: Mr. Heaton made a motion to approve this request and grant relief from the minimum right of way width as established by the official Thoroughfare Plan and subject to the dedication of right of way that Mr. Sanders has shown on his proposal. Mr. King seconded the motion and it carried with a vote of 7-0.

Mr. Hatter left the meeting at this time.

Mr. Bonnell arrived at this time.

PP-07-05: WOODSIDE NORTHWEST MAJOR SUBDIVISION – a request by Indusites, Inc. to subdivide +/-101 acres into 8 lots. The property is located on the east side of County Road 300 West, 1200 feet north of State Road 58 in the City of Columbus.

Mr. Weintraut presented the staff information on this request.

Mr. E.R. Gray with E.R. Gray & Associates and Mark Pratt, President of Indusites, Inc. represented the petitioners

Mr. Gray stated that the request before the Commission represents an accumulation of meetings with Planning staff, City Engineer's Office and many other individuals interested in this site.

Mr. Pratt stated that this was the area of Interstate 65 and State Road 58 where there is significant industrial development already in place. He stated that Indusites had a vision that someday this would be the conclusion of the industrial development at this site. He stated there is currently a company that has yet to be named in the area that would like to relocate to Lot 1 at this development site. Mr. Pratt stated by creating additional parcels of land that would attract new companies to our community where they can build new plants and attract new jobs.

Mr. Gray stated that they have a topo map that shows two-foot contours and that will be part of the construction plans when they are submitted. He stated this could be imposed on the present Preliminary Plat, but it was his opinion that it would add clutter.

Mr. Gray stated they are seeking relief from installing sidewalks at this site and this subdivision would not lend itself to construction of sidewalks being in an industrial area.

Mr. Gray stated that the minimum block length of the 1500 feet is consistent with the size of these lots. He stated they had talked with the Fire Department, staff, and the City Engineer's Office. He noted the additional access points to the development.

Mr. Gray stated that with the final construction plans they would be providing more details on sewer, water and grading. He stated they would ask for approval of this request so they can move forward with the construction plans and development of this site.

Mr. Fisher opened the meeting to the public.

Mr. Mitchell Thompson thanked the petitioners for obtaining the new entrance to the site off State Road 58. He expressed concerns about the buffer along County Road 300 West and the increased traffic on this road.

Mr. Fisher closed the public hearing.

Mr. Bergman stated that the extension of International Drive would be constructed with the development of Lot 1 and then the improvements on County Road 300 West are tied into the development of next property. Mr. Pratt stated they would like to have the flexibility to do it in three phases. He stated he had received some costs estimates for the additional improvements

that they had not planned before and they could do it in two phases if necessary.

Mr. Bergman stated the difference would be the possibility of the A Drive being installed at the time the second piece of property is developed. He stated the improvements to County Road 300 West being installed at the time the third piece of property develops. Mr. Bergman stated this would give the developer some additional flexibility in terms of distributing the costs in proportion to the sale of the property.

Mr. Bergman stated that with this change, staff would recommend approval subject to the following conditions: (1) Any approval should be contingent on a loop water system and sanitary sewer service being provided that meets the requirement of City Utilities. (2) A recorded copy of the rezoning ordinance with the outlined conditions of the rezoning shall be provided to the staff before the secondary approval is granted.

Mr. Bergman stated that this recommendation also includes relief from the following requirements of the Subdivision Control Ordinance: (1) Relief from Section 16.16.030 (I) of the Subdivision Control Ordinance requirement that contour intervals be shown at two feet on slopes less than 10% (2) Relief from Section 16.24.060 (A) of the Subdivision Control Ordinance requirement that sidewalks be constructed along County Road 300 West, the extension of International Drive and the street identified as "A" Drive, (3) Relief from Section 16.24.150 (C) of the Subdivision Control Ordinance requirement that blocks be no greater than 1500 feet in length.

Mr. Bergman stated that staff would recommend that the Phasing Improvement Plan should be amended as follows:

- Phase 1 improvement schedule shall include: installation of International Drive from State Road 58 to Phase line as shown on drawings dated March 30, 2007, installation of sanitary sewer and water utilities in accordance with any applicable codes or laws, and installation crushed aggregate secondary access lane to connect International Drive to County Road 300 West.
- Phase 2 improvement schedule shall include: installation of required landscape buffer along County Road 300 West as per rezoning commitment, installation of permanent secondary access road to connect International Drive to 300 West, installation of International Drive from the end of Phase 1 to the north property line as shown on drawings date March 30, 2007, and installation of public utilities to serve future lots.
- Phase 3 shall require the road improvements along County Road 300 West as shown on Drawing dated March 30, 2007.

Motion: Ms. Zeigler made a motion to approve this request, including all of staff's recommendations. Mr. King seconded the motion and it carried with a vote of 7-0.

PUD-07-04: VILLAS OF STONEGATE – a request by Lohan Development Company, LLC for approval of a Preliminary Planned Unit Development for a property of 40 acres. The property is located on the south side of County Road 300 North approximately 1300 feet west of Talley Road in the City of Columbus.

Mr. Hurley presented the staff information on this request.

Mr. Pete King, Attorney, with Cline, King and King; Barry Renner; Joseph Thompson, President of Lohan Development Company; LLC; John Larrison with Holloway Engineering & Surveying;

E.R. Gray with E.R. Gray & Associates; and Dave Hayward P.E. with Christopher B. Burke Engineering, LTD represented the petitioners.

Mr. King stated this was an important project for the Columbus area as it relates to the Comprehensive Plan. He stated they are in the process of developing a very specific document for consideration and review at this meeting. Mr. King stated the document is different from a typical zoning because of the specific nature of all the elements and the improvements that will occur.

Mr. Thompson stated he was from a family business that has been in operation for thirty-five years in construction. He stated that now they were going into the development side. Mr. Thompson stated he had a vision caring for the seniors and felt Columbus would be a great place for this development. Mr. Thompson stated that much effort has been made to contact the neighbors and inform them of what was going to happen at this site. He stated that he had met with Mr. Skaggs on various occasions. He stated he knew that a gated community in Columbus was something new, but was excited about doing this project.

Mr. King stated there has been extensive effort and meetings by the petitioners to inform people of what was happening at this site. He stated that they have gone door to door in the surrounding neighborhoods to make sure the dialog and the concept was explained to them in detail.

Mr. Renner stated they have a vision for an upscale, fully maintained development. He stated it would have a perimeter fence that would be wrought iron with a stone like pillar in between. Mr. Renner stated it would be nicely landscaped as per the drawings that were submitted. He stated they are providing an age restricted 55 and above gated community. Mr. Renner stated these were common in other areas around Indiana. He stated they want to offer a quite and safe environment. Mr. Renner stated this would allow the members of this community to be among themselves and share common interest that they would have. Mr. Renner stated many people were supportive of this type of community for retirement. He stated they had contacted Four Season and they were willing to work with them to fill a gap in the housing market that might exist in Columbus.

Mr. Tom King left the meeting at this time.

Mr. Renner stated these homes would offer no entry steps, forty-eight inch hallways, thirty-six inch doorways, security systems, full maintenance free exteriors, walking trails throughout the development, and a concierge service that would take care of the needs of the people. He stated there would be a chapel available for church services. Mr. Renner stated there would be an in ground swimming pool and an activity building available for many different things.

Mr. King stated that this proposal is consistent with the Comprehensive Plan and he has supported this with a handout to members of the Commission. Mr. King stated that they would request a favorable recommendation.

Ms. Zeigler asked what the price range is for the houses and do the occupants own the land. She also asked what the amenities fees would be.

Mr. Renner stated the houses would start around \$155,000.00 to \$220,000.00 for two and three bedrooms. They are approximately 1650 square feet to 2200 square feet. They have two car garages and one level. Mr. Renner stated they were not sure on the price for the amenities fees,

but would guess around \$140.00 per month. Mr. Renner stated that the land was included in the purchase of the house.

Ms. Zeigler stated she had mixed emotions about the gate knowing the community. She stated it is the trend over the country, but at this time, it was her opinion that Presidential Park was filling this need for the downsized home and the adult senior citizen. She stated she understood the security element of the project and if this is going to be an outdoor pool, most senior adults need one inside year round.

Mr. King stated that in reference to the gated issue this type of community would attract and connect people to the City of Columbus because of this amenity.

Mr. Heaton asked what the advantages were to a gated community.

Mr. Renner stated this is what the people are looking for and need. He stated there are many out of town developments that are being built as gated communities. He stated people would feel safe and secure after dark. He stated this would lend to the mobility of people to be able to visit and do other activities at night and feel safe. Mr. Renner stated that at one similar community opened the gate during the day and then closed it at night.

Mr. Fisher asked what kind of experience they have had in the past developing gated communities. Mr. Thompson stated this was their first development.

Mr. Thompson introduced Barry Coon with Professional Systems out of Plainfield to address the concerns of how the gates are operated and installed. Mr. Coon stated he had been in business for twenty years installing the gates for gated communities, as well as commercial properties. He explained the four different systems and how they work. He stated that all of these are very functional and safe. Mr. Coon stated these all have back up systems and work well with the Police and Fire Departments. He stated that all utilities would have access to the operation of the gate.

Mr. Fisher asked what assurance does the City of Columbus have that at some point in time we would not be asked to take over the community that has not lived up to its potential and therefore had to improve streets, etc. Mr. King stated that the covenants would be written in a way to insure they remain private streets, private trash collection and private snow removal. He stated that the quality of the investment by its very nature and by its residences would make this unlikely to happen.

Mr. Fisher asked if traffic would be allowed to travel up Monument Drive. Mr. Thompson stated they were asked to put in the other collector street, that curves along the side of the property and that has been done. He stated he had visited with Mr. Skaggs and had discussion on how to make it work for everyone. Mr. Thompson stated it was his hope that the collector street would be installed. Mr. Thompson stated they were willing to do the road improvement along County Road 300 North at this time. He also stated that they had agreed to install a sidewalk along County Road 300 North.

Mr. Fisher opened the meeting to the public.

Mr. John Boldt spoke in favor of the request and asked that the construction traffic not be allowed to go through Presidential Parks.

Mr. David Smith stated it was his opinion that this was a good project and that it will fill a need for the residents of Bartholomew County.

Mr. Fisher read a letter into the record from Mr. Boldt and Mr. Smith asking that no construction related traffic access Stonecrest from the southern gate, but access directly off County Road 300 North. They also ask that the southern access point be a one-way "exit only" for Stonecrest and all their entry to Stonecrest is through the Main Gate off 300 North Road.

Mr. Albert Skaggs, Developer of Presidential Parks stated he had many concerns with this petition. He stated that he had a meeting that included all of Presidential Parks and a vote was taken on this petition. Mr. Skaggs stated he presented the project as it had been presented to him and of the 52 that was present, 49 objected by written ballot.

Mr. Skaggs stated that the petition is not consistent with the Comprehensive Plan. He stated the density does not fit with the character of the surrounding zoning and the density is in excess.

Mr. Skaggs expressed concerns about what would happen if the project failed. He asked if these houses would become apartments. Mr. Skaggs asked if a rezoning was required for this. Mr. Bergman stated the issue before the Commission is whether the Preliminary Planned Unit Development would be forwarded to the City Council with a favorable or unfavorable recommendation. Mr. Bergman stated the Planned Unit Development is a rezoning.

Mr. David Stauffer expressed concern about the density and the success of the project. He also stated it was his opinion that if County Road 300 North were not improved all the traffic would be coming through the Presidential Parks.

Mr. Fisher closed the meeting to the public.

Much discussion was held on the density of this request and the surrounding properties.

Mr. Hayward stated that he had done a traffic study of this area and the traffic increase that is expected from this development. He stated that projected on the 9.57 trips per day trip generation rate that ITE recommends for single-family detached housing the development would generate 1,493 trips per day. He stated they have looked at the capacity of all the surrounding streets and none of the streets will change from the current level of service A following this development.

Mr. Ruble asked what entity that would be managing the snow removal, trash pickup and maintenance of the streets.

Mr. King stated that it would be the Stonecrest Neighborhood Association. He stated Mr. Thompson would initially be the one in the beginning to manage the maintenance and then after the build out of all the units it would be turned over to the Association.

Mr. Bergman stated most of the items of concern have been addressed and staff would recommend that a favorable recommendation to be sent to the City Council.

Motion: Ms. Zeigler made a motion to send a favorable recommendation to the City Council. Mr. Heaton seconded the motion and it failed with a vote of 5-1 with Mr. Haza being the nay vote. Mr. Haza stated that he was concerned about the density and the gated community.

Motion: Mr. Heaton made a motion to send no recommendation to the City Council. Mr. Ruble seconded the motion and it failed with a vote of 5-1 with Ms. Zeigler being the nay vote.

Motion: Mr. Ruble made a motion to continue this request to the June 2007 meeting. Mr. Bonnell seconded the motion and it failed with a vote of 5-1 with Mr. Heaton being the nay vote.

Mr. Whited stated that the three alternatives that were available have been exhausted, so there will be an automatic continuance to the June 2007 meeting.

DISCUSSION ITEMS

DIRECTOR'S REPORT

LIAISON REPORTS

ADJOURNMENT: 8:00 P.M.

David L. Fisher, President

Steve Ruble, Secretary